

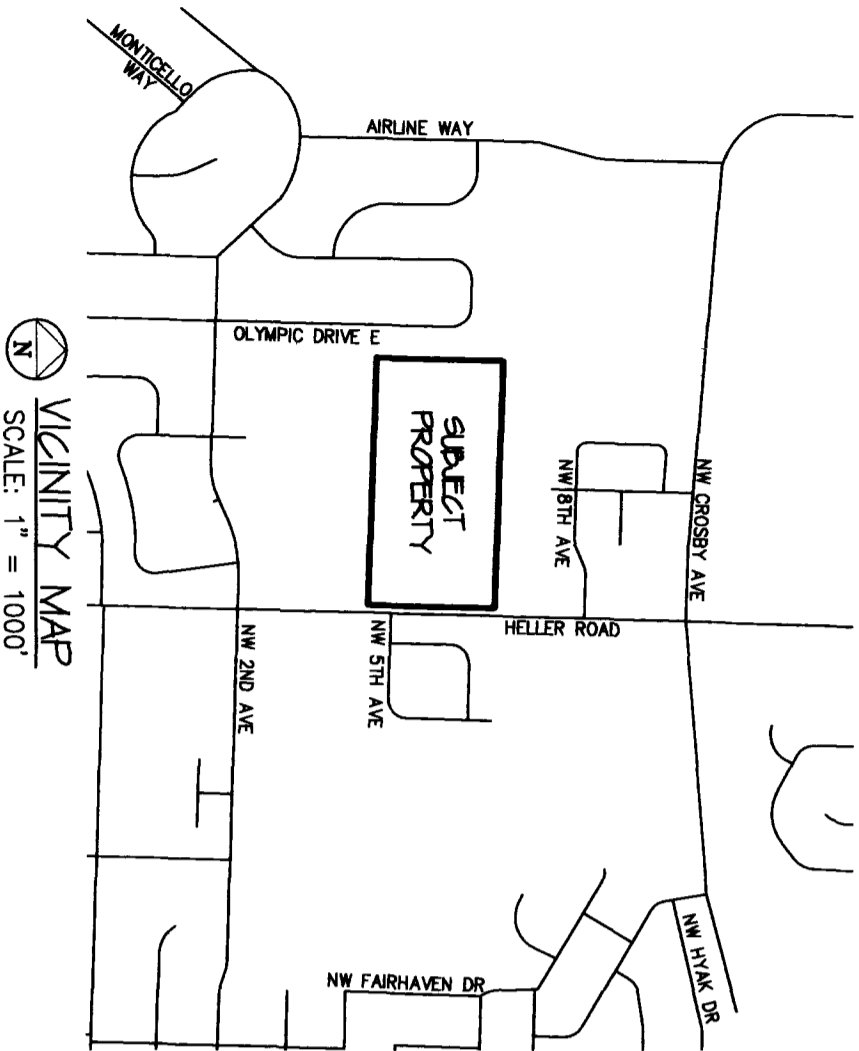
LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CASED BRASS DISK MARKING THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 AND THE CENTERLINE OF HELLER ROAD; THENCE NORTH 88°02'06" WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 40.00 FEET TO THE WESTERLY MARGIN OF HELLER ROAD AND THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 88°02'06 " WEST, FOR A DISTANCE OF 485.01 FEET; THENCE SOUTH 01°32'32" WEST, FOR A DISTANCE OF 199.72 FEET; THENCE SOUTH 87°59'45" EAST, FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 01°32'34" WEST, FOR A DISTANCE OF 290.00 FEET; THENCE NORTH 87°59'45" WEST, FOR A DISTANCE OF 113.75 FEET; THENCE SOUTH 02°00'15" WEST, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 87°59'45" EAST, FOR A DISTANCE OF 114.15 FEET; THENCE SOUTH 01°32'34" WEST, FOR A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 87°59'45" EAST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 425.01 FEET TO THE WESTERLY MARGIN OF HELLER ROAD; THENCE NORTH 01°32'34" EAST, ALONG THE WESTERLY MARGIN OF HELLER ROAD, FOR A DISTANCE OF 680.06 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 298,147 SQUARE FEET.

SITUATE IN CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON.



TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2007.

Island County Treasurer  
Date: 4/26/07

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF "ISLAND PLACE, DIVISION #1" IS BASED UPON ACTUAL SURVEY AND MONUMENT LOCATIONS OF THE NW QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 33 N, RANGE 1 E, W.M., THAT COURSES AND DISTANCES ARE CORRECTLY SHOWN HEREON, AND THAT THE MONUMENTS HAVE BEEN SET, AND LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF THE STATUTES AND PLATTING REGULATIONS OF CITY ORDINANCES, AND STATE STATUTES.

Charles P. Smay  
Professional Land Surveyor  
Washington State License No. 24225  
Date: 4-17-07

COUNTY AUDITOR'S OFFICE:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF David Evans & Associates, Inc. ON APRIL 17, 2007 AT 2:00 MINUTES PAST 2 O'CLOCK P.M. AND THAT IT IS RECORDED UNDER AUDITOR'S FILE NO. 180057 AND THAT IT IS THE RECORD OF ISLAND COUNTY, WASHINGTON, BOOK 13 PG 330-331  
Island County Auditor  
Date: 4-26-07

ISLAND PLACE, DIVISION #1  
A PLANNED RESIDENTIAL DEVELOPMENT  
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER  
SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE W.M.  
CITY OF OAK HARBOR, WASHINGTON

NOTES:

1. FOR LOTS WITH ALLEYS, ACCESS TO LOTS SHALL BE RESTRICTED TO THE ALLEY SIDE.
2. DIRECT ACCESS TO HELLER STREET IS PROHIBITED FOR LOTS ADJACENT TO TRACT B.
3. ROOF AND LOT DRAIN SYSTEMS SHALL BE MAINTAINED, RESPECTIVELY, BY THE OWNERS OF THE LOTS SERVED.
4. PRIVATE STORM FLOW CONTROL AND TREATMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR THEIR SUCCESSOR(S).
5. TRACT C IS FOR EMERGENCY VEHICLE AND SOLID WASTE SERVICE ACCESS.
6. TRACTS A AND D ARE FOR LANDSCAPING.
7. ALL OF THE TRACTS SHOWN ON THE SURVEY MAP ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR THEIR SUCCESSOR(S). THE MAINTENANCE FOR LANDSCAPING AND IRRIGATION SYSTEMS IN PLANTER STRIPS AND ABUTTING ALL TRACTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND/OR ITS SUCCESSOR(S).
8. ALL LANDSCAPED AREAS AND IRRIGATION SYSTEMS IN THE HELLER STREET PUBLIC RIGHT-OF-WAY, SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR THEIR SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED DETRIMENTAL TO CITY ROAD PURPOSES.
9. RESTRICTIONS TO THE LANDSCAPE BUFFER ALONG HELLER STREET AND TREE RETENTION TRACTS B, E AND F ON THE PLAT SHALL INCLUDE THE FOLLOWING:
  - A. THESE AREAS ARE SET ASIDE FOR THE PROTECTION OF TREES FOR AESTHETIC AND ENVIRONMENTAL VALUE TO THE COMMUNITY.
  - B. NO TREES MAY BE REMOVED WITHIN THESE AREAS WITHOUT THE PRIOR APPROVAL OF THE CITY OF OAK HARBOR.
  - C. NO STRUCTURES OR IMPROVEMENTS ARE PERMITTED TO BE CONSTRUCTED IN THESE AREAS OTHER THAN IDENTIFIED ON THE FACE OF THE APPROVED PLAT AND PRO DRAWINGS.
  - D. DUMPING OF DEBRIS, YARD WASTE OR ORGANIC MATTER IS PROHIBITED.
10. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND/OR REPLACEMENT OF STREET TREES AND LANDSCAPING WITHIN THE PLANTER STRIPS ABUTTING THEIR RESPECTIVE LOTS.
11. IF THE HOMEOWNERS ASSOCIATION AND/OR THEIR SUCCESSOR(S) SHOULD DISBAN, INDIVIDUAL PROPERTY OWNERS WILL ASSUME FULL RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND/OR THEIR SUCCESSOR(S) OBLIGATIONS.

RESTRICTIVE COVENANTS

SEE A.F. # 1200560 THESE NOTES SHALL BE CONSIDERED PLAT COVENANTS AND DEED RESTRICTIONS RUNNING WITH THE LAND AND REFERENCE ON ANY CONVEYANCES OR AGREEMENTS OF USAGE FOR THESE PLATTED LOTS AS SHOWN.

DECLARATION AND DEDICATION:

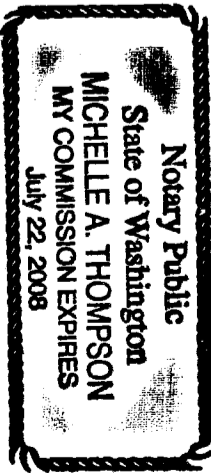
KNOW ALL MEN BY THESE PRESENTS THAT THE HOMESTEAD N.W. DEV. CO., A STATE CORPORATION, OWNER IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

DECLARANT: HOMESTEAD N.W. DEV. CO.

James A. Wnsträ, AS PRESIDENT

ACKNOWLEDGEMENT:

STATE OF WASHINGTON }  
COUNTY OF WHATCOM }



I CERTIFY THAT JAMES A. WNSTRÄ APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS PRESIDENT OF HOMESTEAD N.W. DEV. CO., A WASHINGTON CORPORATION, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.  
19th DAY OF April, 2007

Michelle A. Thompson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Spokane.

MY APPOINTMENT EXPIRES July 22, 2008

CITY ENGINEER APPROVAL: April 1, 2007

EXAMINED AND APPROVED THIS 25th DAY OF April, 2007.  
CITY ENGINEER

CITY COUNCIL APPROVAL:

APPROVED BY THE COUNCIL OF THE CITY OF OAK HARBOR, WASHINGTON THIS 28th DAY OF April, 2007.

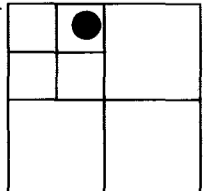
ATTEST:  
Patricia A. Lewis  
CITY CLERK

CITY FINANCE DIRECTOR APPROVAL:

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 23rd DAY OF April, 2007.

Angela M. M...  
CITY FINANCE DIRECTOR

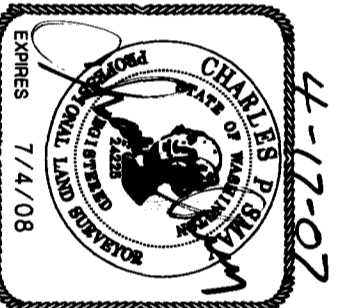
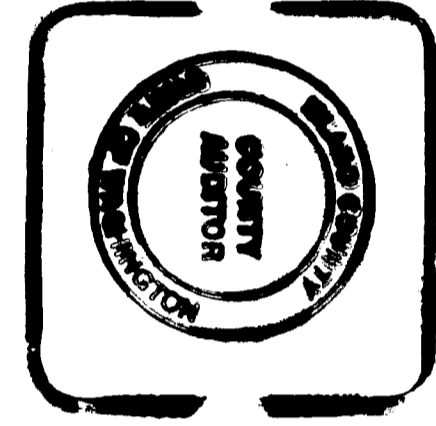


NW 1/4 OF THE SW 1/4  
SECTION 34, TWP 33 N, RNG 1 E

ISLAND PLACE, DIVISION #1

NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1E  
CITY OF OAK HARBOR, WASHINGTON

DRAWN BY: SLG	DATE: 4/2/2007	JOB NO.: HMNW0057
CHECKED BY: CFSM	SCALE: AS NOTED	SHEET 1 OF 2



DAVID EVANS AND ASSOCIATES INC.  
119 Grand Avenue, Suite D  
Bellingham Washington 98225  
Phone: 360.647.7151

ISLAND PLACE, DIVISION #  
A PLANNED RESIDENTIAL DEVELOPMENT  
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER  
SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WM.  
CITY OF OAK HARBOR, WASHINGTON

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 77°05'14" W	7.45'
L2	N 87°59'45" W	1.53'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.26'	25.00'	89°59'07"
C2	18.21'	325.00'	3°12'37"
C3	22.99'	275.00'	4°47'23"
C4	29.37'	275.00'	6°07'09"
C5	21.14'	325.00'	3°43'40"
C6	43.32'	25.00'	99°17'32"
C7	8.79'	25.00'	15°33'46"
C8	28.35'	25.00'	64°58'02"
C9	39.28'	25.00'	90°00'53"
C10	39.07'	25.00'	89°32'19"
C11	34.22'	25.00'	78°25'39"
C12	5.25'	25.00'	12°02'02"

LEGEND:

- SET REBAR AND CAP, PLS #24225
- SET SURFACE BRASS CAP
- SET CONCRETE MONUMENT
- FND CASED BRASS DISK
- FND REBAR AND CAP
- FND CASED CONCRETE MONUMENT

LOT NOTES:

LOTS 1 THROUGH 16 AND LOTS 30 THROUGH 39  
ARE ZERO LOT LINE SETBACK (COMMON WALL)  
LOTS.

STANDARD EASEMENT PROVISION:

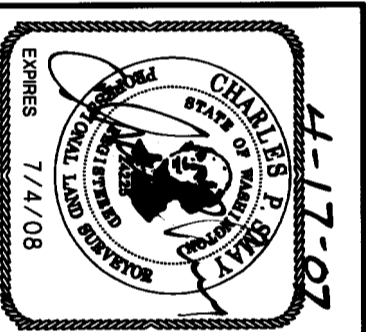
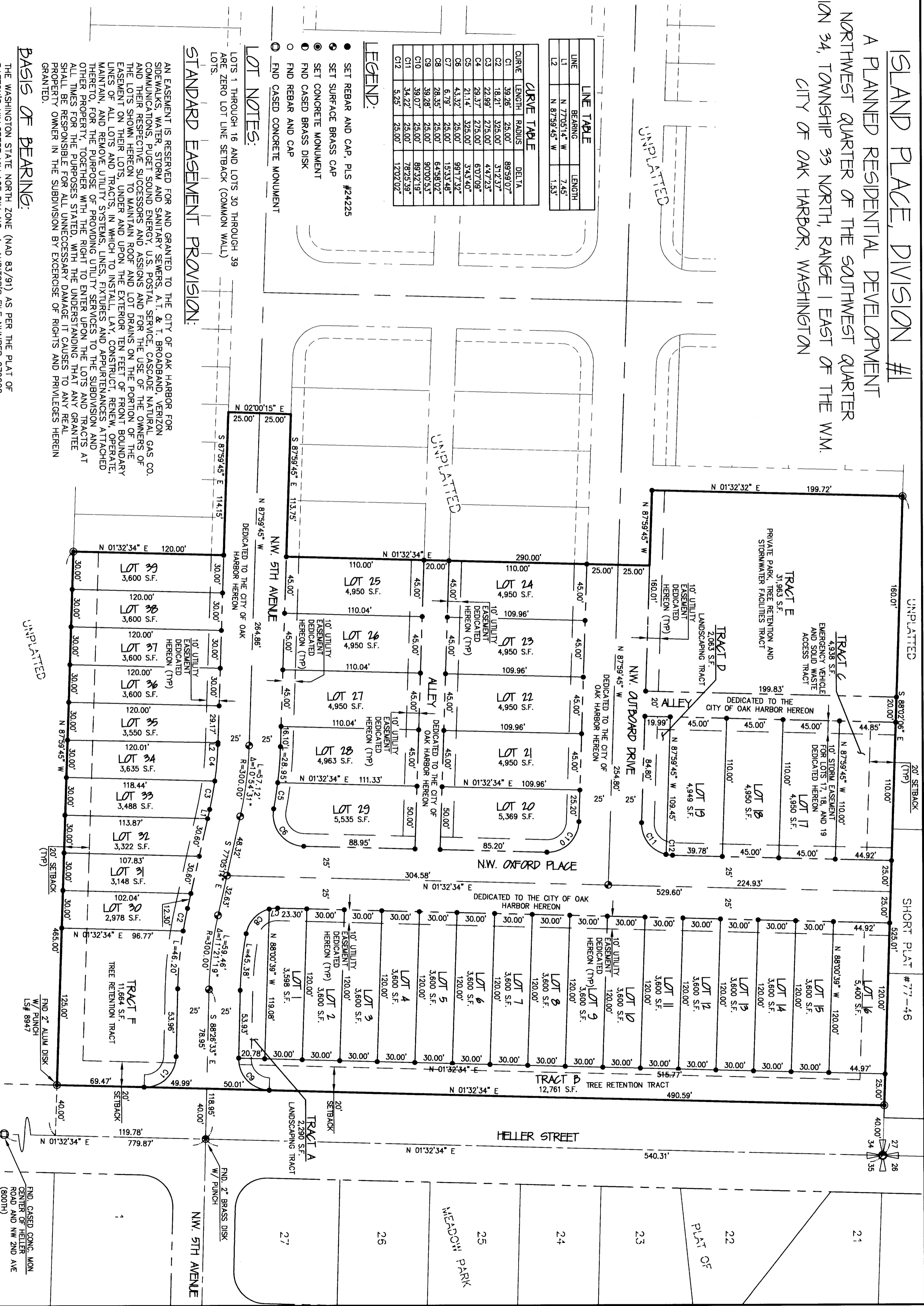
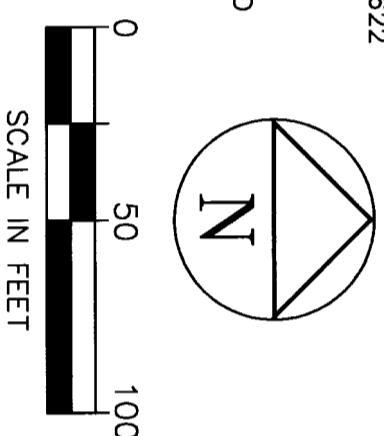
AN EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR FOR  
SIDEWALKS, WATER, STORM AND SANITARY SEWERS, A.T. & T. BROADBAND, VERIZON  
COMMUNICATIONS, PUGET SOUND ENERGY, U.S. POSTAL SERVICE, CASCADE NATURAL GAS CO.  
AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND FOR THE USE OF THE OWNERS OF  
THE LOTS SHOWN HEREON TO MAINTAIN ROOF AND LOT DRAINS ON THE PORTION OF THE  
EASEMENT ON THEIR LOTS, UNDER AND UPON THE EXTERIOR TEN FEET OF FRONT BOUNDARY  
LINES OF ALL LOTS AND TRACTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE,  
MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED  
THEREON, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND  
OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT  
ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE  
SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL  
PROPERTY OWNER IN THE SUBDIVISION BY EXERCISE OF RIGHTS AND PRIVILEGES HEREIN  
GRANTED.

BASIS OF BEARING:

THE WASHINGTON STATE NORTH ZONE (NAD 83/91) AS PER THE PLAT OF  
PATTON'S HILLCREST VILLAGE DIV. NO. 4, AUDITOR'S FILE NUMBER 279622  
RECORDS OF ISLAND COUNTY, WASHINGTON.

SURVEY REFERENCE:

ISLAND COUNTY SHORT PLAT NO. 77/46.234/33/1 EAST AS APPROVED  
OCTOBER 10, 1977 UNDER AUDITOR'S FILE NO. 321219, RECORDS OF  
ISLAND COUNTY, WASHINGTON.



**DAVID EVANS**  
AND ASSOCIATES INC.  
119 Grand Avenue, Suite D  
Bellingham Washington 98225  
Phone: 360.647.7151

DRAWN BY: SLG		DATE: 4/2/2007		JOB NO.: HMINW0057	
CHECKED BY: CPSM		SCALE: 1" = 50'		SHEET 2 OF 2	

ISLAND PLACE, DIVISION #1  
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 34, TOWNSHIP 33 NORTH, RANGE 1E  
CITY OF OAK HARBOR, WASHINGTON